




 UNITED KINGDOM
PROPERTY AWARDS
 REAL ESTATE
 in association with
GAGGENAU
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 BEST REAL ESTATE
 AGENCY SOMERSET
 Robin King Estate Agents
 2014-2015

Gold
The Negotiator
AWARDS 2014
 Regional Agency
 of the Year: South West

Robin King | Estate Agents

130 High Street, Yatton, BS49 4AD

Semi-detached bungalow

Central location, convenient for shops, train station and bus routes

Beautiful wrap around garden

Modern kitchen overlooking garden

Spacious sitting room

Master bedroom overlooking garden

Addition double size bedroom

Family bathroom

2 parking spaces

Outside brick built shed

Backwell School Catchment area

Gas central heating & double glazing

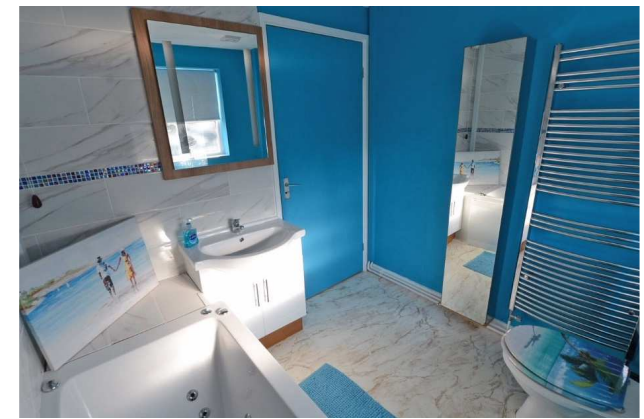
Situated on the High Street in Yatton, this 2 bedroom semi-detached bungalow is very convenient for the local transport links, being within walking distance of the station, the local shops and is in the Backwell School catchment.

Entering the property into the hallway you already sense the space the bungalow has to offer. The hallway is very bright and has the airing cupboard off. To the left is the spacious, sunny sitting room with oak style laminate flooring which continues through into most of the rooms in the bungalow. Opposite this room is the second bedroom. The second bedroom is a generous size double bedroom and is positioned to the front of the property.

To the rear of the property is the master bedroom which overlooks the garden. This sunny room is also a spacious double room. The family bathroom is positioned to the rear of the property and is fitted with a white suite with a spa bath and mixer shower over the top.

The kitchen completes the accommodation in this bungalow. The wooden units with modern countertops make up the majority of the kitchen area. There is space for a washing machine, dishwasher, fridge/freezer and cooker. There is also access to the loft space.





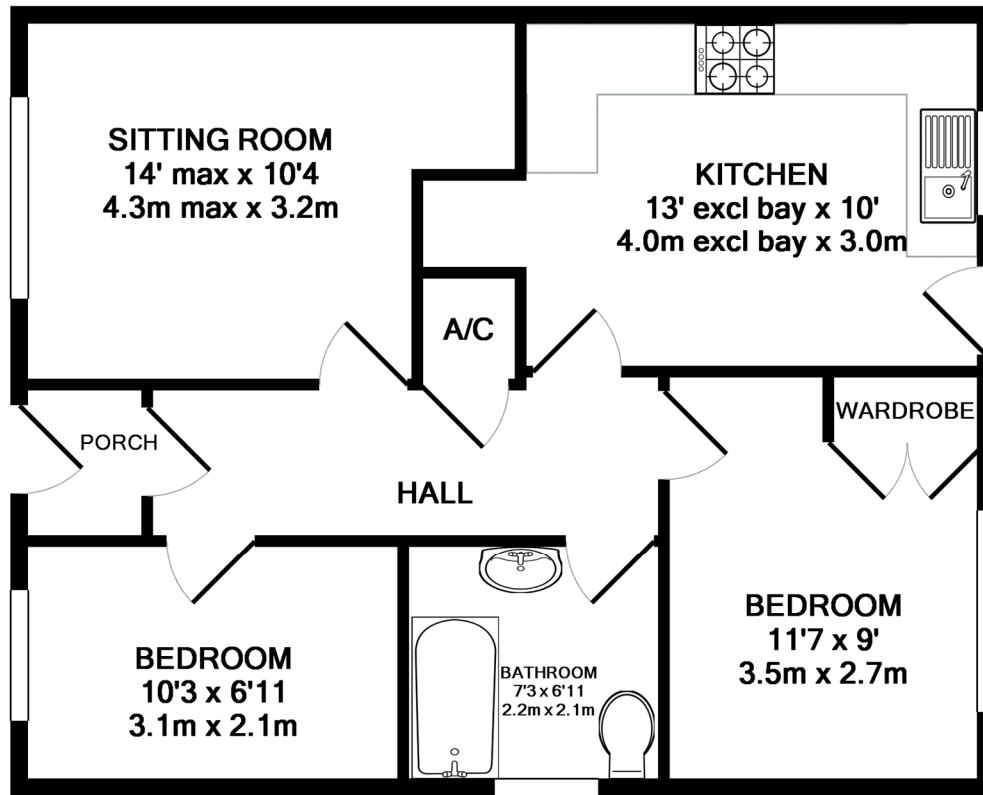
The front of the property has a gated path that leads to the front of the property. The wrap around garden is laid mainly to lawn and is very private and quite a sun trap, being south facing to the main part. The garden directly to the back of the property has a brick shed and gives you access to the parking spaces. There are 2 parking spaces which can be accessed from Barberry Farm Road and a gate leads you to the rear garden.

The village of Yatton offers a fine range of shops, nurseries, schools, bank and supermarket, plus a variety of social and recreational facilities. The village falls within the catchment of the well-regarded Backwell School and has its own Primary School. A public transport service runs to and from Bristol, Weston-super-Mare and Clevedon where there is an M5 motorway access point to London and the Midlands. Yatton is also one of the few remaining villages to have retained its mainline commuter rail service.

Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property





TOTAL APPROX. FLOOR AREA 616 SQ.FT. (57.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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DIRECTIONS – From Robin King Estate Agents in Congresbury, turn right at the traffic lights and proceed towards Bristol, taking the first turning on the left into Yatton. Following through the high street past the shops and the property will shortly be round on the right.

SERVICES – all mains services

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band C £1,611.35 (2020/21) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

Energy Performance Certificate

130, High Street, Yatton, BRISTOL, BS49 4AD

Dwelling type: Semi-detached bungalow Reference number: 0837-2840-7572-9625-9081
 Date of assessment: 20 March 2015 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 27 March 2015 Total floor area: 56 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,494
Over 3 years you could save	£ 156

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 138 over 3 years	£ 138 over 3 years	
Heating	£ 1,092 over 3 years	£ 1,032 over 3 years	
Hot Water	£ 264 over 3 years	£ 168 over 3 years	
Totals	£ 1,494	£ 1,338	You could save £ 156 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
1-20 G			

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 63
2 Solar water heating	£4,000 - £6,000	£ 96
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 861

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.